

SAN ANTONIO PLANNING COMMISSION AGENDA

November 24, 2004

2:00 P.M.

Susan Wright, *Chairperson*

James Darryl Byrd, *Vice Chairperson*

Murray H. Van Eman, *Chair – Pro Tem*

Mitch Meyer


Cecilia Garcia

Robert Hanley

Amelia Hartman

Jose R. Limon

Dr. Francine S. Romero

 THE DEVELOPMENT AND BUSINESS SERVICES (DBS) CENTER, LOCATED AT 1901 SOUTH ALAMO STREET IS WHEELCHAIR-ACCESSIBLE. ACCESSIBLE PARKING IS LOCATED AT THE FRONT OF THE BUILDING. AUXILIARY AIDS AND SERVICES ARE AVAILABLE UPON REQUEST. INTERPRETERS FOR THE DEAF MUST BE REQUESTED AT LEAST 48 HOURS PRIOR TO THE MEETING BY CALLING (210) 207-7245 VOICE/TDD.

YOU CAN CALL (210) 207-0121 FOR ADDITIONAL INFORMATION ON ANY AGENDA ITEM BELOW.

1. PRELIMINARY ITEMS

A. Work session, 12:30 P.M., Tobin Room

- Review status of retreat goals and objectives.
- Briefing on agenda items, any of which may be discussed (Development Services)

2. 2:00 P.M.– Call to Order, Board Room

3. Roll Call

4. Citizens to be heard.

5. PUBLIC HEARINGS

REPLATS W/ WRITTEN NOTIFICATION:

		Council District	Ferguson Index #
A. 040076	Huebner Village PUD (On the west side of Huebner Rd., 1765' south of Bitters Rd.)	9	515 F-5
B. 040077	Huebner Village Commercial (On the west side of Huebner Rd., 1765' south of Bitters Rd.)	9	515 F-5
C. 040146	Forest Crest Lot 3 Replat (On the north side of Great Navajo Rd., 1291' to Indian Trail)	8	480 D-6

PLANNED UNIT DEVELOPMENT (PUD Plan):

D. 04-031	Anaqua Springs Ranch II PUD (On the southwest side of Toutant Beauregard Rd., west of Scenic Loop/Boerne Stage Rd.)	OCL 447 A-6
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REPLATS:

E. 030062	Phoenix (On the west side of Lookout Way, 226' south of Lookout Rd.)	10 553 B-1
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CONSENT ITEMS

PUBLIC HEARINGS FOR ITEMS 6 and 7 HELD ABOVE:

6.	04-031	Anaqua Springs Ranch II PUD (On the southwest side of Toutant Beauregard Rd., west of Scenic Loop/Boerne Stage Rd.)	OCL 447 A-6
7.	030062	Phoenix (On the west side of Lookout Way, 226' south of Lookout Rd.)	10 553 B-1

PLATS:

8.	030451	AAA Storage Foster (On the southwest corner of Binz-Engleman Rd. and Foster Rd.)	OCL 585 D-7
9.	040048	Miller Ranch Unit 2 (At the intersection of Sunset Bend and Wildflower Way on the north and south sides of Sunset Bend.	OCL 619 C-1
10.	040125	Las Lomas Ph III A Stone Oak (Extending La Pena Dr. in an easterly direction out of Las Lomas Ph. 1)	9 482 E-6
11.	040225	Lakeside at Canyon Springs U-1 PUD (On the east side of Canyon Golf Rd., 1228' north of Overlook Parkway)	OCL 451 A-5
12.	040227	Valley View U-2 (Extending Sundew Mist to the east out of Valley View Unit 1)	OCL 586 A-6
13.	040229	Canyon Springs Unit 12D	OCL 451 A-7

(Extending Canyon Golf Rd northward from Overlook Parkway)

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|--|---------------|--|------------|----------------|
| 14. | 040494 | SWISD Middle School U-2 | 4 | 680 A-3 |
| (On the east side of SW Loop 410, 1339' to the intersection of Old Pearsall Rd.) | | | | |
| 15. | 040517 | Walnut Pass at Boerne Stage U-4 | OCL | 479 C-2 |
| (Extending Su Vino Dawn northward from Walnut Pass at Boerne Stage U-3) | | | | |
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INDIVIDUAL CONSIDERATION

VARIANCES:

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|---|---------------|---|------------|----------------|
| 16. | 040324 | Wilderness Oak U-9 (maximum street grades) | OCL | 451 E-8 |
| (Extension of Wilderness Oak public ROW, east of Bulverde Rd.) | | | | |
| 17. | 040466 | Anaqua Springs Ranch II PUD (private street width) | OCL | 447 A-2 |
| (On the west and east sides of Anaqua Springs Rd., 4384' to Toutant Beauregard Rd.) | | | | |

TIME EXTENSIONS/APPEALS:

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|--|---------------|-----------------------------------|----------|----------------|
| 18. | 960293 | Potranco / 1604 Commercial | 6 | 612 B-3 |
| (On the north side of Potranco Rd., east of Loop 1604) | | | | |
| 19. | 010056 | Meadows PUD U-1B | 6 | 579 A-6 |
| (On the south side of Culebra Rd. at Gentle Grove Dr.) | | | | |

APPEALS:

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|--|-----------------|---------------------------------------|----------|----------------|
| 20. | 05-IV-01 | SAISD Redeemer Lutheran Church | 1 | 581 F-6 |
| (On the north side of Quentin Dr., west of Fredericksburg Rd.) | | | | |

OTHER ITEMS:

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|------------|--|--|--|--|
| 21. | Vested Rights Permit # 04-07-154 Appeal for the Alsbrook Apartments (Development Services Dept.) | | | |
| 22. | Public hearing and consideration of a petition from the City of Elmendorf to release three tracks of land totaling 66.263 acres from the City of San Antonio's ETJ. (Planning Department.) | | | |
| 23. | Consideration of a resolution amending the Land Use Plan contained in the North Central Neighborhoods Community Plan, a component of the Master Plan of the City, by changing the use of approximately 0.3657 acres located at 826 and 829 Westwood, from Parks/Open Space to Neighborhood Commercial. (Planning Department) | | | |

24. Public hearing and consideration of a resolution amending the Land Use Plan contained in the Huebner/Leon Creek Community Plan, a component of the Master Plan of the City, by changing the land use of 17.1 acres from High Density Residential land use to Regional Commercial land use and 8.05 acres from Mixed Use land use to Regional Commercial land use located at 5886 and 5908 Babcock Rd., more specifically described by the legal descriptions NCB 14653 Blk A Lot NW Irr. 190' of SE Irr. 390' of 2, NCB 14653 Blk A Lot 3B and 18B, and NCB 14653 Blk A Lot 4, 17 and Pts of 3 & 18. (Planning Department)
25. Public hearing and consideration of a resolution amending the Land Use Plan contained in the Southside Initiative Community Plan, a component of the Master Plan of the City, by changing the use of approximately 30 acres located at 1816 E. Chavaneaux Rd. from Agriculture land use to Urban Living land use. (Planning Dept.)
26. Approval of the minutes for the Nov. 10, 2004 Planning Commission meeting.
27. Director's report
28. Questions and discussion
29. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed
30. **ADJOURNMENT**